

MINUTES
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
Tuesday, February 26, 2013
City Hall, Room 604
1:30 p.m.

MEMBERS PRESENT: Harry Maier, Chair; Gary Delveaux, Vice-Chair; Jim Blumreich, Joe Moore, Matt Schueller, Tom Weber

MEMBERS EXCUSED: Melanie Parma

LIAISON REPRESENTATIVES PRESENT: Jeff Mirkes, Christopher Naumann

OTHERS PRESENT: Rob Strong, Andy Rosendahl, Krista Baeten, Mayor Schmitt, Greg Flisram, Ald. Dave Boyce, Terrence Wall, Taylor Brengel, Tyler Warner, Bill Meindl, Jamie Blom, Mike Hronek, media, and others

APPROVAL OF AGENDA:

Approval of the agenda for the February 26, 2013, special meeting of the Redevelopment Authority.

A motion was made by J. Blumreich and seconded by J. Moore to approve the agenda for the February 26, 2013, special meeting of the Redevelopment Authority. Motion carried.

NEW BUSINESS:

1. Review of redevelopment proposals for the Flatley site (Parcel 12-184-A) and approval of a Planning Option Agreement.

The Authority may convene in closed session pursuant to Section 19.85 (1) (e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons and pursuant to Section 19.85 (1) (f), Wis. Stats., to consider financial, medical, social or personal histories of specific persons which if discussed in public would likely have a substantial adverse effect upon the reputation of the person referred to in such histories or data. The Authority may thereafter reconvene in open session pursuant to Section 19.85 (2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

G. Flisram introduced the development team members from T. Wall Enterprises – Terrence Wall, Taylor Brengel, and Tyler Warner. They will provide an overview of the project and their background before proceeding into closed session to discuss the terms of the Planning Option Agreement.

Mayor Schmitt thanked the RDA for holding this special meeting.

A motion was made by G. Delveaux and seconded by M. Schueller to open the meeting for public discussion. Motion carried.

G. Flisram explained that the Flatley site at the corner of North Washington and Main Street is approximately 20,000 sq. ft. of buildable land. The proposal consists of a seven story, 85-unit market-rate mixed-use residential project with about 7,000 sq. ft. of retail, 84 stalls of on-site

below grade parking, construction costs between \$9.75 million and \$10 million, and an assessed value of approximately \$8 million. The Planning Option consists of a \$10,000 option fee, a potential \$3,000 deferred loan for the land, and significant up-front TIF assistance.

T. Wall introduced his team consisting of Taylor Brengel, in-house legal counsel; Tyler Warner, development associate/project manager; and Jamie Blom of Smet Construction, local contractor. Other team members consist of James Hall, a local engineer, and a well-known local bank for potential financing of the project. T. Wall shared information on his background and real estate/development experience. He has 30 years experience and owns 2.9 million sq. ft. of office space in Dane County (45 office buildings), which is the largest office portfolio in the state of Wisconsin. He has experience developing apartments, retail centers, and mixed-use developments.

The project consists of a seven story building on the riverfront. The ideal building in terms of construction cost is a four story building. The City has asked for a seven story building, which brings additional costs for two levels of parking. The site is difficult because of the soils and high water table. Pilings will be required, which is an extraordinary expense. With seven stories versus four, some high rise construction is required, which changes the cost structure of the building. Retail would be on the first floor along the street and would incorporate a way to engage the City Deck. The seventh floor would be a penthouse. T. Wall's apartment developments are unique with nice finishes, taller ceilings, and wide hallways. When they develop in an area, they like to do more than one building and have 250-300 units for efficiencies in management. They currently also have a planning option on the greenfield site.

H. Maier questioned if T. Wall had other developments with retail on the first floor. He indicated he was the first developer in Madison to do mixed-use development with first floor retail and offices above. They are doing two projects in the Madison area that will have retail first floor with apartments behind as well as above.

G. Delveaux questioned the apartment occupancy rate in Madison. T. Wall stated the overall occupancy rate in Madison is 99%. They just opened two buildings and all the studios with one bedrooms rented within one week. They have two units open out of 64.

It was clarified that this proposal includes retail only on the first floor. Discussion followed on the type of retail that would be targeted. The timetable is to move as soon as possible and to start construction this fall, but will be dependent on how quickly the City can move things forward. Discussion followed on the expected rents, which are anticipated to be about \$550 for studio, \$750 for one-bedroom, and \$950 for two-bedroom.

A motion was made by G. Delveaux and seconded by J. Moore to return to regular order of business. Motion carried.

A motion was made by T. Weber to convene in closed session. The closed session notice was read. Motion was seconded by J. Moore. Roll call was taken and present were T. Weber, M. Schueller, J. Moore, J. Blumreich, G. Delveaux, H. Maier. Motion carried.

A motion was made by G. Delveaux and seconded by J. Moore to return to open session. Motion carried.

T. Weber provided a recap of the closed session discussion. The action taken was to complete the discussion points of the Planning Option Agreement with T. Wall Enterprises and authorize staff to prepare and execute the agreement. The developer and the City agreed that the agreement be expedited for purposes of a fall groundbreaking.

2. Review and possible action on contracting for upgraded Wi-Fi at the KI Convention Center.

R. Strong indicated that several months ago the Authority approved \$24,300 to bring Wi-Fi into the Convention Center through a contract with Time Warner Cable. Hyatt looked at what Time Warner was offering and felt it was deficient for their needs at the convention center. They brought in additional proposals to expand that service so they could have more control and flexibility over the Wi-Fi within the convention center.

M. Hronek explained that four companies were brought in to provide quotes. Swisscom Hospitality Services North America Corp. does all the Hyatt convention centers throughout the country and Hyatt feels their proposal is the one to go with due to their experience in the hospitality industry. It was noted that all the proposals were similar and the Swisscom proposal is a little higher because they increased the access points to 30 from 23, but Hyatt will only buy what they need. It was also noted that the estimated wiring cost of \$7,200 is a not-to-exceed number, so it may be less than quoted. Also, the RDA would own the equipment, whereas now Time Warner owns the equipment. It was clarified that the proposals were written for the proposed expansion to the convention center.

A motion was made by G. Delveaux and seconded by J. Moore to approve the quote from Swisscom Hospitality Services North American Corp. for \$43,712.95 to upgrade the Wi-Fi at the KI Convention Center. Motion carried.

There being no further business, the Chair ruled for adjournment at 2:45 p.m.